



NEIGHBORHOODS . HOUSING

issue committee **REPORT**

INDIANAPOLIS-MARION COUNTY

Comprehensive Plan Update



NEIGHBORHOODS . HOUSING

issue committee **REPORT**

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AUGUST 2001

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This process could not have been undertaken without the efforts of the committee members who volunteered so much of their time:

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Indianapolis Neighborhood Resource Center (INRC) – meeting facilities and beverages.

Indianapolis Neighborhood Housing Partnership (INHP) - lunches

Dear Members of the Indianapolis Metropolitan Development Commission:

For the past few months, a group of forty citizens met diligently to consider what kind of neighborhoods Indianapolis wanted. We worked on the assumption that housing was fundamental to all issues around neighborhoods. Because our membership reflected the many varieties of Indianapolis neighborhoods, our discussions encompassed a range of perspectives about the opportunities and challenges that this city faces in Neighborhoods and Housing.

This report reflects our discussions. We considered the various land use patterns we see in our own Marion County neighborhoods. We examined development and redevelopment patterns and practices of the recent past. Most importantly, we shared our visions for our own neighborhoods to conceive of a collective vision for all Indianapolis neighborhoods. The recommendations and standards contained in this report reflect that shared vision.

This report discusses the issues that Indianapolis must address in order to build better housing in better neighborhoods and also defines land use standards to those ends. Most importantly, the report lists the following goals established by the Neighborhoods and Housing Issue Committee in June 2001.

Goal 1: Establish the opportunity for every citizen in Indianapolis to live in safe and decent housing.

Goal 2: Develop a range of housing types, for owners and renters of all income levels in each township, to support the diverse need for housing in our community and to encourage homeownership.

Goal 3: Preserve environmentally sensitive areas from development.

Goal 4: Establish incentives to encourage reinvestment in areas experiencing disinvestment.

Goal 5: Encourage each neighborhood to identify, promote, and maintain its own unique identity.

Goal 6: Incorporate a mix of uses where applicable, in the planning, design, development, and/or redevelopment of neighborhoods. Support multi-accessible amenities such as neighborhood shopping, schools, libraries, parks, and quality employment.

Goal 7: Improve the environmental health of neighborhoods.

The report also lists a set of recommendations for each goal and assigns responsibility to appropriate organizations for each recommendation.

As chairs of the Neighborhoods and Housing Committee, we thank those who contributed their time and talents. The volunteer members of the Neighborhoods and Housing committee brought significant effort and commitment to their responsibilities. In recognition of that committed service, we charge the Metropolitan Development Commission to honor their efforts through consistent and rigorous enforcement of the policies that the committee has recommended. Only through such enforcement will this plan be realized.

On behalf of all the members of the committee, we as co-chairs offer this report for the betterment of the entire Indianapolis community.

Sincerely,

Sue Solmos
Co-Chairperson,
Neighborhoods and Housing Issue Committee

Lamont J. Hulse
Co-Chairperson,
Neighborhoods and Housing Issue Committee

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background
INFORMATION

Introduction

Updating the Indianapolis/Marion County Comprehensive Plan is a complex and challenging undertaking, offering an opportunity for the City and its citizens to develop a realistic vision for the future.

Neighborhoods and Housing is one of eight Issue Committees formed to provide a forum for detailed public discussion of various topics. Each committee was made up of 30 to 40 experts, city staff persons, and citizens to discuss their issues and develop goals, recommendations and standards in their particular topical area. The committee meetings were open to anyone who wanted to attend.

The public input process of the Comprehensive Plan Update began with four Town Hall meetings. These meetings were held in various locations around the city and on various weeknights in late September and early October 2000. Through the course of the Town Hall meetings, several recurring themes also became evident. These themes required in-depth study. However, the format of the Town Hall meetings did not permit this so eight issue committees were formed to provide the required additional analysis.

The eight committees formed were:

- Cultural, Social and Education
- Economic Development
- Environment, Parks and Open Space
- Land Use Standards and Procedures
- Neighborhoods and Housing
- Redevelopment
- Regionalism
- Transportation and Infrastructure

Each of the eight Issue Committees met eight to nine times from late January to July 2001. The invitation to join an Issue Committee was made at the Town Hall meetings and through a newsletter sent to over 1200 persons and organizations including every registered neighborhood association in the city. Over 300 persons volunteered to serve on a committee. Committee members were polled as to their most convenient meeting times and the meetings were scheduled accordingly.

Following is a description of this committee's task and then the issues, goals, recommendations, and standards that it developed.

Committee Description

In Indianapolis, we are fortunate to have a variety of housing ranging from the styles of the 1860's to those of the present. We appreciate diversity and respect the sense of place that is unique to each neighborhood. We want to promote historic preservation and revitalize, maintain, and stabilize existing neighborhoods. Future growth should be proactive and not contribute to existing development problems, but build upon the success of the past. Homeownership and affordable housing is a vital part of any growing community and it should be available throughout the city.

The purpose of this committee is to study successful neighborhoods and their land use patterns and understand how those patterns can positively influence new neighborhood development or redevelopment, while preserving successful commercial and residential areas. This committee has discussed the issues, made recommendations and standards concerning our community. A number of issues were raised about these topics in the course of the Town Hall meetings. These issues include:

Sense of Place

- Sense of neighborhoods / bonding of neighborhoods
- Strong recognizable neighborhoods
- Small town values
- Good places to live
- Safe and respectable neighborhoods
- Neighborhoods that appreciate in value
- Diverse neighborhoods
- Neighborhood organizations (governance)

Neighborhood Development

- Compatible commercial development in neighborhoods
- Density of commercial and residential neighborhoods
- Redevelopment of the first ring suburbs
- Code enforcement
- Historic preservation
- Increase homeownership
- Road connections between neighborhood subdivisions
- Encourage participation in neighborhood organizations
- Affordable housing
- Equity throughout the city (schools, libraries, housing, and public transportation)
- Design standards for houses
- Neighborhood focal point (school, church, community center etc.)

Accessibility

- Amenities within walking distance
- Neighborhood scale development

Other

- Integration of the elderly and disabled into the community

Among the resources available to this committee were the following city initiatives:

- Comprehensive Parks, Recreation and Open Space Plan
- Greenways Master Plan
- Various Neighborhood and Corridor Studies
- Redevelopment Area Plans
- Consolidated Plan
- Housing Strategy for Indianapolis
- Growth Advisory Committee Report
- Indianapolis Development Asset (IDA)

solution
FINDING

Issues, Recommendations, and Standards

issue

SAFE DECENT HOUSING

Description

Many persons find it difficult to find or maintain safe, sanitary and well-kept renter or owner housing. These persons are often the elderly, disabled, economically challenged, or are unschooled in the responsibilities of homeownership or their rights and duties as renters.

goal one Establish the opportunity for every citizen in Indianapolis to live in safe and decent housing.		
<i>Recommendation</i>	<i>Responsible parties</i>	<i>Comments</i>
Strive for all properties to meet the rules, regulations, and codes of the Health and Hospital Corporation of Marion County and the Department of Metropolitan Development to ensure the well being of all its citizens.	Department of Metropolitan Development (DMD), Health and Hospital Corporation of Marion County (HHMC), Neighborhoods, City-County Council	Increase the number of qualified building and code compliance inspectors; assure they are held accountable for strict adherence to current codes.

<p>Encourage incentives for home repair to the elderly, disabled and the economically challenged by:</p> <p>Offer training to anyone wanting to learn how to repair his or her properties.</p> <p>Assist property owners in securing funds and finding contractors to renovate or remodel.</p> <p>Provide emergency home repair.</p>	<p>CDCs, DMD, Religious Organizations, Indianapolis Neighborhood Housing Partnership (INHP), Neighborhoods Assoc.</p>	<p>Assist properties with code violations first.</p>
<p>Inform new and potential homeowners about achieving and maintaining homeownership.</p>	<p>INHP, CDCs, Metropolitan Indianapolis Board of Realtors (MIBOR), Lenders, Family Service Assoc.</p>	
<p>Create a task force to explore the reasons that property owners do not reinvest in their properties. Examine the different ways to encourage investment such as information campaign, low interest loans, grants, and tax incentives as well as other means.</p>	<p>City of Indianapolis, DMD</p>	
<p>Provide money management training for youth and young adults to educate them about the importance of maintaining a good credit rating in order that they can purchase homes later in life.</p>	<p>Multi-Service Centers, Lending Institutions, Girls Inc., Boys Clubs</p>	
<p>Raise awareness of housing rules, regulations, and codes and inform property owners of their rights and responsibilities through an education campaign.</p>	<p>INHP, DMD, Indianapolis Neighborhood Resource Center (INRC), CDCs, Legal Services, Community Organization Legal Assistance Project, Inc., (COLAP)</p>	

Create and/or encourage an existing agency to monitor fair and equitable housing.	Mayor's Office, City-County Council, DMD	
Create a taskforce to explore occupancy permits for rental property.	City of Indianapolis, HHMC, Mayor's Housing Taskforce, Landlord Assoc.	

issue

RANGE OF HOUSING TYPES

Description

As individuals' housing needs change as they go through life, and as American households continue to diversify in their configurations, current housing forms and mixes may not provide adequate options. Large areas of essentially similar housing can be found in many parts of the County. This can isolate families or individuals based upon age, income, race, or disability and can limit people's ability to grow with their neighborhoods.

goal two

Develop a range of housing types, for owners and renters of all income levels in each township, to support the diverse need for housing in our community and to encourage homeownership.

<i>Recommendation</i>	<i>Responsible parties</i>	<i>Comments</i>
Develop a strategic plan to allow for mixed-income housing and educate the community about the value/impact of mixed-income developments	DMD, Greater Indianapolis Progress Committee (GIPC)	
Encourage the re-use of existing housing stock for historical identity, neighborhood stability, and affordability.	DMD, Historic Urban Neighborhoods of Indianapolis (HUNI), Historic Landmarks MIBOR, Marion County Alliance of Neighborhoods Associations (MCANA), City-County Council	

Provide low interest loans for repairs to rental property.	DMD, Commercial Lenders	Every township needs a supply of well-maintained rental property.
Encourage neighborhoods to establish CDCs/non-profits in areas experiencing disinvestment to ensure development and the repair of low to moderate-income housing.	Neighborhood Assoc. MCANA, DMD, Indianapolis Coalition Neighborhood Developers (ICND), Funders	Start-up and administration funds are needed, not just project cost.
Provide incentives for mixed income housing developments that set aside a portion for low to moderate-income housing.	DMD	
<i>Standard</i> <i>When developing the recommended land use maps for Marion County:</i>	<i>Justification</i>	
i. each township needs to have a range of residential uses to support the tax base.		

issue

PRESERVE ENVIRONMENTAL SENSITIVE AREAS

Description:

The native vegetation of Marion County was mainly a deciduous hardwood forest. Within forty years of settlement most of Marion County woodland was cleared to make way for the building of the new town, construction of roads and agriculture. Today about 1.3% of Marion County (approximately 33368 acres) remains as natural woods. Of this, about 1,212 acres are in City or State parks.

goal three Preserve environmentally sensitive areas from development.		
<i>Recommendation</i>	<i>Responsible parties</i>	<i>Comments</i>
Design neighborhoods to preserve environmental amenities such as streams, wetlands, wooded areas, and open space for the residents of the development to enjoy.	DMD, Developers	
Design site plans for commercial development to protect and preserve natural features.	DMD, Developers	
Encourage property owners to preserve their land in its natural state for its beauty and to provide a habitat for wildlife.	DMD, Dept. Parks and Recreation (DPR), Property Owners	
Develop a reliable funding mechanism for the acquisition of parks and greenways.	DPR, DMD	

Develop a county-wide tree conservation ordinance for both public and private land that limits site clearing, and uses a tiered approach based on forest types.	DMD, City Forester	The full range of the environmental qualities of woodlands should be considered, not just appearance. The City of Ann Arbor, MI's "Guidelines for the Protection and Mitigation of Natural Features" is a good example of the system proposed.
Develop a procedure to enforce the proposed tree preservation ordinance.	DMD, DPR	
<i>Standards:</i> <i>When developing the recommended land use maps for Marion County:</i>	<i>Justification</i>	
i. use the parks-to-population stand set forth in "Pathways to the Future, the Indianapolis-Marion County Parks, Recreation and Open Space Plan" or updates of this plan. At this time, the standard is 17.3 acres of parkland for every 1000 persons of actual or projected population.	"Pathways to the future" represents an extensive public planning process and adoption by the Board of Parks a Recreation and the Metropolitan Development Commission.	
ii. delineate natural features that provide for a healthy environment as Environmentally Sensitive.	To restrict and or limit development in this area	

issue

REINVESTMENT IN AREAS EXPERIENCING DISINVESTMENT

Description

Urban areas and first-ring suburbs are in need of stabilization to prevent their future deterioration. Unkempt properties affect and detract from the overall quality of life. Many urban and first-ring suburbs are losing retailing and job opportunities which detracts from the stability of the neighborhood.

goal four

Establish incentives to encourage reinvestment in areas experiencing disinvestment.

<i>Recommendation</i>	<i>Responsible parties</i>	<i>Comments</i>
Develop stabilization plans for neighborhoods that are experiencing disinvestment. Prioritize DMD's neighborhood planning services based on need and the availability of support systems such as CDCs to assist in the revitalization or an anchor reinvesting in the area.	DMD, CDCs, INRC, Local Initiatives Support Corporation (LISC), Neighborhood Assoc., HOA	
Expand and strengthen the role of CDCs in the stabilization of neighborhoods experiencing disinvestment.	DMD, Neighborhood Assoc., MCANA, INRC, ICND	It is a challenge to find funding to sustain a CDC.
Provide and secure funds for "gap financing". This will enable redeveloping neighborhoods to have market rate housing by providing a subsidy to help residents qualify for the housing.	CDCs, DMD, Community Development, Lenders	Gap financing is the additional funds needed to close a deal.
Create and promote loan programs that are tailored to renovation and remodeling.	Community Development Lenders, CDCs,	

Use incentives to encourage infill developments by the private sector in neighborhoods experiencing disinvestment.	DMD, CDCs, Builders Association of Greater Indianapolis (BAGI), Neighborhood Assoc.	
Create an organization to help attract, retain, and sustain retailers.	DMD, Neighborhood Assoc.	An organization similar to IREDP
<i>Standards</i> <i>When developing the recommended land use maps for Marion County:</i>	<i>Justification</i>	
i. use overlay or form districts to accommodate reinvestment in older commercial areas;	Existing physical limitations need to be taken into consideration. Current Development Standards create the need for variances in urban commercial areas.	

issue

NEIGHBORHOOD IDENTITY

Description

Neighborhood organizations are a stabilizing factor in neighborhoods by promoting a sense of community pride. There are still parts of Marion County without a neighborhood association and some of the existing associations are inactive. Businesses are often not active in the life of neighborhoods where they are located. Most commercial districts are without a business association.

goal five Encourage each neighborhood to identify, promote, and maintain its own unique identity.		
<i>Recommendation</i>	<i>Responsible parties</i>	<i>Comments</i>
a) Strengthen neighborhood identities by establishing and sustaining neighborhood organizations that are broad-based, sustainable, and inclusive.	Home Owners Associations (HOA), Neighborhoods Assoc., CDCs, INRC, Communities Associations Institute(CAI), MCANA	
b) Enhance unique characteristics that identify neighborhoods and create a sense of place.	Funders, Neighborhoods, HOA, Keep Indianapolis Beautiful (KIB), Developers, United Way	Architectural Signage, plaques, street furniture, trees, and flower plantings should be used to enhance gateways within a neighborhood.
c) Organize regular community events and annual clean ups to unify and promote neighborhoods.	Neighborhoods Assoc., HOA, DMD, CDCs, INRC, KIB	

d) Expand services to provide training and technical assistance to neighborhood associations and establish new community building efforts in neighborhoods.	INRC	
e) Encourage businesses to join and/or form a neighborhood business association.	Chamber of Commerce, Small Business Association (SBA), INRC	There are only a few business associations in Indianapolis.

issue

MIXED USE AND MULTI-ACCESSIBLE AMENITIES

Description

There is a limited amount of undeveloped land left in Indianapolis. The negative effects of sprawl contribute to the traffic congestion, pollution, and the increased rate of consumption of our natural resources. Some people in our community would like a mixture of commercial and special uses within walking distance of their homes, while others would like a short drive to these amenities.

goal six Incorporate a mix of uses where applicable, in the planning, design, development, and/or redevelopment of neighborhoods. Support multi-accessible amenities such as neighborhood shopping, schools, libraries, parks, and quality employment.		
<i>Recommendation</i>	<i>Responsible parties</i>	<i>Comments</i>
Use incentives to increase retail and quality employment in areas needing redevelopment.	DMD	Retail and employment is a needed support, to revitalize a neighborhood
Encourage connectivity between neighborhoods and commercial developments, civic uses and parks and other amenities.	DMD, Developers	
Develop commercial uses that are appropriately designed and scaled to a pedestrian friendly neighborhood.	DMD, Developers	
Ensure that infill developments in historic areas are not all limited to high-income buyers and tenants.	DMD, IHPC, Neighborhood Assoc.	
Provide multi-modal accessibility among neighborhoods, commercial, recreational and institutional facilities, and public transportation.	DMD, Developers	

<p><i>Standard</i></p> <p><i>When developing the recommended land use maps for Marion County:</i></p>	<p><i>Justification</i></p>
<p>i. use the Urban Mixed-Use and Village Mixed-Use land use categories to provide a mix of land uses.</p>	<p>This type of development will consume less land, and promotes walking and biking as alternatives to driving.</p>

issue

ENVIRONMENTAL HEALTH OF NEIGHBORHOODS

Description

Neighborhoods experiencing disinvestment usually are also plagued with a variety of environmental problems. There are numerous vacant and abandon buildings throughout Marion County that are boarded up and in need of repair or demolishing. These properties attract trash and debris and detract from the quality of life in the neighborhood.

goal seven Improve the environmental health of neighborhoods.		
<i>Recommendation</i>	<i>Responsible parties</i>	<i>Comments</i>
Improve the environmental health of Indianapolis by removing trash, rodents, and stray animals.	Dept. Public Works (DPW), HHMC, Neighborhood Assoc., HOA, KIB	Property owners and tenants can accomplish this through voluntary cooperation.
Provide neighborhood leaders with training on code regulations to help them educate the public, encourage voluntary compliance, and report problem properties.	DMD, Neighborhood Assoc., MCANA, HOA, INRC	
Reassess the approach to abandoned buildings, tax sale properties, and code enforcement.	HHMC, County	Decrease the time that abandoned buildings are empty.

supplemental
INFORMATION

Appendices

appendix one

COMPREHENSIVE PLANNING

The Comprehensive Plan is a broad philosophical document, which promotes public health, safety, morality, convenience, order and the general public welfare; encourages efficiency and economy in the process of development; promotes livability; and preserves the quality of life.

While the Comprehensive Plan is, by state law, the basis for zoning, the Plan may be developed for more than this limited purpose. State law requires that the Plan contain a statement of objectives for the future development of the City, a statement of policy for land use development and a statement of policy for the development of public ways, public places, public lands, public structures and public utilities. State law, however, permits each jurisdiction to develop its comprehensive plan in the way that most nearly meets the needs of that jurisdiction.

In Indianapolis-Marion County, the Comprehensive Plan has historically been more than a series of policy statements. It has been a detailed guide for development, which has contained policies, maps, text and critical areas designating the most appropriate land use recommendations for all parcels of land in Indianapolis and explained the basis for those recommendations. The Plan was initially adopted in 1965 and has been updated in roughly 7 to 10 year increments, with the most recent update occurring between 1991 and 1993.

Extensive public input has already been a part of the comprehensive planning process. Indianapolis Insight began with a kick-off conference, which was followed by a series of town hall meetings. This was followed by the Issue Committee process. Throughout the planning process a Steering Committee will keep things on track. Other forms of public outreach included press releases, a newsletter and a website.

Kick-off Conference

Held September 14th, 2000. Over 1000 persons were invited to attend and bring others. Attendance was estimated at 220 persons for the morning-long event. The event included a presentation by Dr. Catherine Ross of the Georgia Regional Transportation Authority, a panel

discussion by local leaders with various viewpoints on the topic of city development and a presentation of the planning process to be used for the Indianapolis Insight Plan. The conference was covered in the local news media.

Town Hall Meetings

The first series of Town Hall Meetings was held in September and October of 2000. Over 1200 persons were invited, including every registered neighborhood organization. Meetings were held in four locations around the city on various nights of the week over a three-week period. Attendance ranged from 20 to 40 persons per meeting. Participants were asked what city development issues were important to them now and in the future. Participants were given the opportunity to sign up for the issue committees. Three of the four meetings were covered by the local news media.

Steering Committee

The Steering Committee is made up of 43 persons representing various groups with a stake in the development of the city. Its membership includes the chairpersons of the Issue Committees. The Steering Committee meets as needed throughout the planning process.

Newsletters

A newsletter, *The View*, was sent out in November 2000. Mailed to over 1200 persons, including every registered neighborhood organization, *The View* contained information on the planning process to date and the invitation to take part in the Issue Committees. Subsequent issues of *The View* will be sent out as needed throughout the planning process.

Press Releases

The local media is notified about the Indianapolis Insight Plan at every step in the process. Press releases and media advisories go to 50 television, radio, and print media sources. The decision to run a notice about upcoming meetings or to cover a particular meeting is up to each media source and not up to the City. However coverage has been good with notices and stories run in a variety of television, radio and print sources.

Website

The Indianapolis Insight plan has its own website within the City's website. This website details the planning process and includes notices of upcoming meetings and minutes of past meetings. The website has experienced over 1000 hits from mid-December 2000 through July.

Volunteer Hours

As of July 31, 2001, almost 700 volunteers have contributed over 3,500 hours to the planning process.

appendix two

VALUE STATEMENTS

Using the public comment at the Town Hall meetings as well as good planning principles, the Steering Committee developed a series of Value Statements to guide the planning process. Ideally all goals, recommendations, standards and land use recommendations will contribute to these values. At the very least, they must not detract from these values. The Value Statements are as follows:

Development of our City should meet the needs of the present without compromising the need of future generations.

We should strive to achieve a balance of land uses, including a diversity of housing options, throughout the various parts of the county and the region. Balanced land use is important not only for tax base equity, but also for communities where people can live, shop, recreate and earn a living throughout the different phases of their lives.

New developments should be well-planned, well-built and well-maintained to retain value over the long term. Established areas should be well maintained to retain (or regain) value and to preserve applicable unique identities.

Education programs of the highest quality are vital to the health and well being of the City. We should encourage all citizens, regardless of age, to participate in the learning process throughout their lives. We should offer educational programs to individuals with a wide range of talents and abilities, enabling all members of the community to develop to their fullest potential. We must ensure that educational opportunities are available to all citizens, regardless of race, sex, religion, national origin, or disability. We must maintain a world class educational system, providing programs of the highest quality to all citizens.

We should strive to maintain a healthy environment and to make appropriate improvements to the current state of the environment. Of particular importance are clean air, ground and surface water, conservation of natural features including wooded areas, and adequate parks and open space.

We should continue to improve our transportation system so that it is well connected, convenient, and safe. We should provide a variety of transportation choices so that all people, regardless of age or ability, can travel throughout the region. The transportation and infrastructure systems should anticipate and guide the growth of the City.

We should maintain and further develop a strong, diverse economy and make efforts to attract and retain highly skilled and educated workers. Forces of disinvestment and decline should be countered with a variety of redevelopment and reinvestment activities wherever needed to maintain the vitality of the community.

The Regional Center should continue as the focus of the larger scale cultural events and venues, however we should support a variety of cultural activities within all parts of the city. We should respect historic structures and neighborhoods as the physical embodiment of our historical and cultural identity.

As the center of an increasingly regional metropolitan area, Indianapolis should be a leader in planning.

appendix three

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appendix four MEETING MINUTES

MEETING ONE

January 23, 2001

Committee Members present:

Pat Andrews
Janis Bradley
Moirá Carlstedt
Ed Durkee
Jennifer Fults
Beverly Mukes-Gaither
Kamau Jywanza
Bryan Kennie

Willie Marquez
Kerry May
Don Melloy
Mark Moss
Nancy Silvers Rogers
Curtis Rector
Tom Ransburg
Jeanette Robertson
Anne Sipe
Robert Smith

Ellen Stancil
Mark Stokes
Wendy Young
Bob Wilch

Others present:

Monica Cougan (for
Melanie Barney)

Co-Chairs

present:

Sue Solmos
Monty Hulse

Staff present:

Gina Bush Hayes
Keith Holdsworth

Presentations:

History and the importance of a comprehensive plan-Monty Hulse

Comprehensive planning process-Gina Bush Hayes

Code of conduct-Monty Hulse

Discussions:

The group discussed dividing of the committee and the topics, into small groups. It was suggested that the committee might be more effective if the committee's topics were divided up among smaller groups. Several ways of the dividing the group were discussed. The concern was expressed that we do not want to break into too many small groups; this would be detrimental to thorough discussion of topics and risk missing creative ideas. The committee eventually settled on two groups as shown below.

The question was asked about the outcomes of the committee's work. The outcome will be a final report with goals, objectives, policies, and recommendations. The concern was expressed that, for the committee's work should be simple and understandable to implement.

Some topics that may warrant committee discussion are educating people on neighborhood responsibility, how corridors affect neighborhoods, landscaping, and what makes a successful neighborhood.

The committee divided into two groups: sense of place and community - intangible and neighborhoods and housing- tangible. Each group discussed the list of issues/topics that came out of the town hall meetings and circled the issues that they will handle in their group.

Requests for information:

How well has the current comprehensive plan been followed?

Decisions:

The group decided by an 11 to 6 vote to divide the committee's topics among two sub-groups.

The sub-groups will be "Sense of Place" and "Community Development".

The sub-groups will meet separately during the first part of each meeting and will come together during the later part of each meeting.

Assignments:

Gina Bush Hayes will provide the committee with copies of the comprehensive planning process flowchart.

Committee chairs will be prepared to lead a discussion of the planning process, the steps, schedule, and possible outcomes.

Gina Bush Hayes will provide the committee with an example of how a goal might translate into objectives and recommendations.

The committee members will come prepared to discuss examples of successful neighborhoods so that we can begin to set goals and objectives.

Gina Bush Hayes and the committee chairs will provide the committee members with a list of websites to study in preparation for the second meeting.

MEETING TWO

February 12, 2001

Committee Members

present:

Pat Andrews
David Bowen
Moirá Carlstedt
Monica Cougan
Beverly Mukes-Gaither
Bryan Kennie
Kerry May
Don Melloy

Norman Pace
Anne-Marie Preovich
Curtis Rector
Jeanette Robertson
Robert Smith
Sandra Sandifer
Ellen Stancil
Mariam Alam Stacy
Mark Stokes
David Woodrupp

Wendy Young

Others present:

Amy Canute (for Tom
Ransburg)

Co-Chairs present:

Monty Hulse

Staff present:

Gina Bush Hayes
Keith Holdsworth
Kevin Gross

Presentations:

The 1990 and 2000 Stages of Development – Gina Bush Hayes

Review of Comprehensive Plan, Planning Process, and the final report - Monty Hulse

A Housing Strategy for Indianapolis directions recommendations and actions, Indianapolis Housing Task Force - Moria Carlstedt.

In 1998, Mayor Goldsmith appointed a new Task Force of Community leaders to develop and provide policy recommendation to him, with direction concerning how housing resources were to be coordinated and spent. The recommendations would be consistent with employment, self-sufficiency, and the urban economic revitalization initiatives in Indianapolis. The Task Force process involved examining and discussing six priority areas of perceived housing need. They are as follows: housing stock diversification, housing as a component of welfare-to-work, local impacts of HUD policy changes, housing and jobs, expanding homeownership and the housing delivery system. Two initiatives that have come about because of this are the, Home Repair Collaborative and the Home Challenge Fund. Mayor Peterson is committed to the Housing Strategy Task Force and particularly affordable housing, homeownership and supportive services. In December of 2000, the three work groups met and started work on those three issues. Moira Carlstedt invited the members of this committee to join the Housing Task Force work groups. Monty Hulse handed out copies of the work groups summaries from the December meeting.

Discussions:

Before we start setting goals, Monty Hulse felt that it was important for the committee to have some dialogue on successful and unsuccessful neighborhoods. The committee told Monty what factors were important for a successful neighborhood and Monty recorded them on a flip chart.

Decisions:

The co-chairs, Monty Hulse, and Sue Solmos decided not to divide into two subcommittees because there was not enough volunteers for the Sense of Place/Community-intangible committee.

Assignments:

Gina Bush Hayes - will bring copies of the Housing Task Force Report and the Neighborhood Associations map to the next meeting.

MEETING THREE

March 6, 2001

Committee Members present:

Pat Andrews
Janis Bradley
Kristen Blakley
David Bowen
Alison Cole
Cynthia Cunningham
Jennifer Fults
Kay Gordon

Margret Gross
Jane Halderman
Francine Kelly
Willie Marquez
Don Melloy
Norman Pace
Juli Paini
Tom Ransburg
Curtis Rector
Jeanette Robertson

Anne Sipe
Sandra Sandifer
Ellen Stancil
Mariam Alam Stacy
Mark Stokes
Mary Walker
Bob Wilch

Co-Chairs present:

Monty Hulse (*for the first half of the meeting*)
Sue Solmos

Staff present:

Gina Bush Hayes
Keith Holdsworth
Kevin Gross

Presentations:

Gina Bush Hayes briefly discussed the issue committee process and defined goals, standards and recommendations.

Monty reminded the committee of all the public input from the Town Hall meetings, surveys as well as the list of issues from this committee. Staff and the chairs created goal statements after processing all of the public's input. Monty read the eight-goal statements to the committee. Each table was then asked to discuss and wordsmith the draft goal statements, and to create goals the following: for historic preservation, tree canopy, quality homes, safe neighborhoods, sidewalks, pedestrian and bike traffic.

Discussions:

The issue committee worked in small tables discussing and refining the draft goal statements. Gina and the Sue sat in on the discussions and offered assistance when needed. Sue asked each table to read one of their goal statements and the committee discussed each issue.

Here are some of the comments about the draft goal statements

Draft goal 1:

- Every citizen in Indianapolis deserves to live in decent housing; all housing in Indianapolis shall meet the rules and regulations of the Department of Health and Hospital.

Comments: One group felt that goal number one should be the second goal and the first goal should be "The Comprehensive Plan shall be followed". The Indianapolis Housing Task Force has a statement that is close to the first part of this statement. It was felt that since a community group has already excepted this statement we should consider it. "Safe, decent housing opportunities for every citizen".

Draft goal 2:

- Every township should have a blend of housing types for all income levels, to support the diverse need for housing in our community.

Comments: This goal could be added to goal number four and eliminated the comment about sprawl, since every township has sprawl. There should be an advocacy to bring more low-income housing into the suburbs. The suburbs need to have housing opportunities that are available to the whole housing

continuum. Retail should also be address because of its leap “frogging” leaving vacant retail sites to build a new bigger building a few blocks away.

Draft goal 3:

- Housing and Neighborhoods should be designed to both protect and provide access to environmental features such as streams, wetlands, wooded areas and open space.

Comment: This goal needs to add - When developing and redeveloping housing and neighborhoods we should...etc.

Draft goal 4:

- In an effort to curb the spread of sprawl there should be incentives to encourage reinvestment in stages of development 1, 2, and 4. Subarea plans should be developed in neighborhoods experiencing disinvestment.

Comments: It was felt that this statement needed to be clarified. It was not enough to add a map showing the stages of development. The wording disinvestment, or deterioration or declining area should be used to define the area. Some felt that the word disinvestment put a put a stigma on a neighborhood and every neighborhood has something to offer. It might be better to mention the area by its geographical boundaries. All the goal statements need to have the word shall or will instead of should.

Draft goal 5:

- The City of Indianapolis should increase efforts to enforce codes throughout the city especially in areas where the health and well being of its citizens are at risk.

Comments: This is apart of goal number one. Incentives should be given to encourage people to redevelop brownfields. The City should clean up these sights. Most of these properties are privately owned. Cleaning us a brownfield would help to change the image of a neighborhood.

Draft goal 6:

- Each neighborhood should strive to create and maintain its own unique identity.

Comments: Neighborhoods that have a strong neighborhood association and identity are easier to sell houses in because of there identity. The community should work with the Division of Planning to develop a plan for how they wanted their neighborhood to look and feel. Planning does have subarea plans that are a more detailed plan than the comprehensive plan.

Draft goal 7:

- When applicable the planning, design and development of new and redeveloping areas should strive to incorporate a mix of uses and be supported with amenities within walking distance such as: neighborhoods shopping, libraries, parks, schools and quality employment.

Comments: This goal was not broad based enough to cover all the different neighborhoods. Not all neighborhoods were made to be walkable or want to be. It is important that all neighborhoods have access to amenities. The aging population, people without cars and the disabled need sidewalks. Schools should probably be left out of the statement because very few students attend neighborhood schools. The goal should state multi-accessible should replace walkable.

Draft goal 8:

- Neighborhood associations and homeowners organizations are stabilizing factor in a neighborhood they should be strengthened to be broad based, sustainable and inclusive.

Comments: INRC helps to strengthen neighborhoods.

Other comments:

- There needs to be a goal about the urban forest
- There is a need to define our terms, multi-accessibility.
- There is a need for incentives for brownfield redevelopment.
- Notification to neighborhood of a new businesses

Assignments:

Gina Bush Hayes will rework the goals per today's discussion.

MEETING FOUR

March 27, 2001

Committee Members

present:

Janis Bradley
David Bowen
Cynthia Cunningham
Jennifer Fults
Margaret Gross
Kay Gordon
Bryan Kennie
Willie Marquez

Kerry May
Don Melloy
Marc Moss
Norman Pace
Juli Paini
Anne-Marie Preovich
Tom Ransburg
Curtis Rector
Jeanette Robertson
Anne Sipe

Robert Smith
Ellen Stancil
Mariam Alam Stacy
Mary Walker
Bob Wilch

Co-Chairs present:

Monty Hulse
Sue Solmos

Staff present:

Gina Bush Hayes
Keith Holdsworth
Kevin Gross

Presentation:

Robert Wilch, Manager of Subarea Planning with the Division of Planning Neighborhood. Bob told the committee about the different types of projects that Subarea works on; his staff usually works on two or three plans a year. Some of the past projects are: maintaining the neighborhood database, schools and church databases, inter-city retail, findings of fact for economic development and redevelopment areas and mapping demographic information for the community. This year his entire staff will be working on the update of the Regional Center Plan.

Planning Methodologies

Bob gave the committee a handout that explained the different Planning methodologies and their characteristic: analytical, technical and logic driven; participatory, democratic process driven; town meeting, media driven; workshop, technical democratic media oriented consensus driven and strategic consensus driven.

Neighborhood Planning

Neighborhood planning process usually takes 6-8 months and it is a participatory process. Some of the typical topics discussed are: quality of life, ecology neighborhoods and housing, public safety, urban design, human service, historic preservation, job creation, transportation, arts, parks and open space, education, infrastructure and commercial and industrial development. Some components of the plan are assets, liabilities, goals, objectives, land use, and a zoning plan. The Metropolitan Development Commission adopts all of their Subarea plans. One of the hardest things about neighborhood planning is finding a time to meet that is convenient for both the neighborhoods and businesses.

New Urbansim

In 1990's a group of planners coined the expression "New Urbanism" or "TND" (Traditional Neighborhood Design) this is a return to the way communities where developed before War World II. Post WWII subdivisions were developed as a reaction to the over-crowded cities and the

increase use of the automobile. Homes where farther apart, land uses were segregated there was no sidewalks and you could not walk to a destination, you were relied on a car.

The problems that occurred were some people could not get to their jobs, pollution, and more time spent away from their family waiting in traffic. A chart from the Texas Transportation Institute compared Indianapolis, Columbus, Chicago, and New York, from 1982-1996. Indianapolis had a five-hour traffic delay. This was the greatest increase of annual person-hours, of delay per year of eligible drivers.

Facts about Indianapolis

HNTB – looked at the population in the metropolitan area between 1960 and 1990. The population has increased 50%; the rate of land that was used at this time was 300%. Since the 1990 census in Marion County, Pike Township housing has grown 27%. That means that existing neighborhoods are very important. Bob closed his presentation by expressing how important it is to plan undeveloped land wisely.

Discussions:

Monty opened the meeting by asking if there were any announcements. Robert Smith with SEND, South East Neighborhood Development invited everyone to the open house of the new SEND office, located at 1030 Orange Street, April 10th at 4:00. Norman Pace with MCANA announced a Warren Township clean up on April 28th, lunches will be provided for those who work. Monty Hulse announced the annual meeting of INRC April 23rd at 7:00p.m.

Willie Marquez put together a handout for the committee called goals and strategies for creating a “Sense of Place”.

Monty read the list of goals and a few changes were suggested. Monty asked the committee to work at their tables and review and create your own recommendations for the goals. The groups discussed ideas for recommendations and refined existing recommendations. These thoughts have not been completely formed into recommendations.

Table 1: Staff Gina Bush Hayes

Participants:

Jennifer Fults
Willies Marquez
Mark Moss
Tom Ransburg

Jeannette Robertson
R.J. Smith
Ellen Stancil
Bob Wilch

New Standard for goal #1a:

- This table discussed a need for a measurable standard to monitor the progress of Marion County Health and Hospital and to determine the number of housing stock that is deemed unsafe.
- It was thought that the City should share more information with the CDCs to let them have a chance to rehabilitate the houses.

New Recommendation for goal #6a:

- The layout and design of commercial buildings and parking orientation should be sensitive to the architectural style, scale, and ascetics of the existing neighborhood.

New Recommendation for goal #7a:

- Neighborhood associations should notify local business and encourage them to participate and collaborate with the neighborhoods to promote their community.
- The Chamber of Commerce should encourage businesses to organize and form associations.

Table 2: Staff Kevin Gross

Participants:

Kerry May
Anne Sipe
Mary Walker

Norman Pace
Janis Bradly
Mariam Alam Stacy

Recommendation for goal #1c:

- The City of Indianapolis will increase the number of building and code compliance inspectors to assure compliance with building and health codes.
- They also discussed moving goal #4 and making it a recommendation under goal #1.

New recommendation for goal #2a:

- There shall be incentive in all townships for mixed income housing.
- There was discussion to have incentives to produce mark rate housing with low income.

Standard for goals 2a and 2b:

- This group thought that 30% and 25% should be replaced with the word percentage or portion.

Recommendation for goal #3a:

- Including inner city neighborhoods

Recommendation for goal #3b:

- There is a need for the definition of urban forest.

New recommendation goal #3c:

- A reforestation program is needed for street trees and urban trees.

New recommendations goal #4b:

- Provide incentives of gray and brownfields. Provide incentives to homeowners to renovate or meet codes.

Recommendation goal #4c:

- Incentive to homeowners to renovate or meet codes

Table 3: Staff Keith Holdsworth

Participants:

Margaret Gross
Don Melloy
Cynthia Cunningham
Curtis Rector
Kamau Jywanza
Bryan Kennie
Juli Pains

New recommendations for goal #1:

- Enact an occupancy law so that when homes are sold they are inspected for code compliance.
- Develop high school curriculums that link education in home repair with persons who need home repairs but do not have the means to make them.
- Establish an advocacy coordinator office/clearinghouse to inform residents of legitimate resources that are available. These services should be demographically geographically and based.

Recommendations for goal #2:

- Provide for universal design in new construction.
- (Not a recommendation, but an observation) Percentages may be too simplistic, need to consider market forces, capacity of the land and existing development of an area.

Recommendations for goal #5:

- Provide for neighborhoods to develop overlay districts for infill development to maintain certain physical characteristics of their neighborhoods that are linked to their neighborhood identity. This should be done through neighborhood planning.
- Each neighborhood should have the option of developing an overlay district to support their identity. Neighborhood-based groups (which include churches and CDCs) need resources to bring non-code compliant/at-risk properties into compliance. Need methods for creative problem solving.
- Need bridge person (ombudsman) between non-code compliant property owners, particularly the elderly, who can access multiple sources such as CDCs, the City, Marion County Health and Hospital and other private and public institutions to bring homes into code compliance.

Recommendations for goal #7:

- Encourage collaboration between adjacent/overlapping organizations.

Decisions:

Gina Bush Hayes will create a chart showing the changes and additions to the goals, recommendations, and standards for review at the next meeting.

Assignments:

Committee members will notify Gina Bush Hayes of any additions or changes to the minutes. Committee members are encourage to contact Gina between the meetings with any concerns or misunderstanding in the interpretation of goals, recommendation and standards to expedite the planning process. E-mail address and telephone number ghayes@indygov.org, 327-4122.

MEETING FIVE

April 17, 2001

Committee Members

present:

Pat Andrews
Cynthia Cunningham
Betty-Smith Beecher
Beverly Mukes-Gaither
Margaret Gross
Willie Marquez
George Nicholas

Norman Pace
Anne-Marie Preovich
Tom Ransburg
Curtis Rector
Jeanette Robertson
Anne Sipe
Ellen Stancil
Mariam Alam Stacy
Denise B. Turner

Leslie A. Turner
Mary Walker
David Woodrupp
Wendy Young

Staff present:

Gina Bush Hayes
Keith Holdsworth
Kevin Gross

Co-Chairs present:

Monty Hulse
Sue Solmos

Presentation:

Keith Holdsworth, Manager of Comprehensive Planning

We are at approximately the mid-point of the Issue Committee process. Each committee is working on goals, recommendations, and standards for their topical area and each is going from the general to the more specific as they progress.

Timeline: We originally expected to be completed by April of 2002, but now that we are in the process, an August 2002 completion appears to be more realistic.

Committee Highlights: Each committee had covered numerous topics, but each committee has one or two items that may be of particular interest to the commission.

Cultural, Social and Education: Goals calling for linking citizens into the social fabric of their community and for preserving and restoring cultural, architectural and social resources to main the sense of place.

Environment, Parks and Open Space: Has dealt mostly with water-related and park issues so far. One major new proposal is to require buffer strips along rivers, streams and tributaries.

Neighborhoods and Housing: Goals calling for a blend of housing types for all income levels throughout the county and for mixed-use communities with ped/bike connections to amenities such as shopping, schools, libraries and parks.

Land Use Standards and Procedures: Discussion, but no consensus yet, on how flexible/how firm the plan should be. They have started discussion on what the land use categories should be. They have considered combing them with form districts.

Economic Development: Need to focus on what we do well such as cargo handling and pharmaceuticals, will need to provide land for these functions around the airport and interstate interchanges. A high tech focus could center, around IUPUI.

Transportation and Infrastructure: Goals include respecting the integrity of neighborhoods and creating multi-accessibility for all neighborhoods.

Redevelopment: Have heard that most private redevelopment efforts need some catalyst to make the private developer/funder comfortable that the project stands a good chance of being successful. The catalyst can be government, CDCs, or neighborhood groups. They have talked about the differing development standards for different parts of town based on the existing development patterns, such as City, Older Suburban, and Newer Suburban.

Regionalism: Proposal for a regional academy that would train elected and appointed officials and staff persons in planning related topics. This academy could also function as a forum for cooperation/coordination among jurisdictions and as a "think tank".

Discussion:

Monty asked each table to finish reviewing the goals and recommendation and to add the list the names of the agencies responsible for implementing the recommendations and goals.

Table 1: Facilitator Gina Bush Hayes

Participants:

George Nicholos

Tom Ransburg

Willie Marquez

Tony Waddy

Additional, recommendations and comments.

A more formal dialog between local housing developers, architects, planners, and others whom need to be brought to the table. There is a need to discuss the range of issues that are hindering developers from investing into areas which are experiencing disinvestment and /or are at higher risk of profit loss upon new home construction.

Incentives in some form need to begin to surface for developers to invest in low-income areas for example: Creating a more stabilizing development situation, such that great control and management will be held with in new area of investment. Factors that will control the deteriorating of one part of the neighborhood while new construction of housing stock is going up in another area. These "stabilizing" work zones need to be researched and discussed as they might prove to be a solution in creating better neighborhoods.

Education through the AIA (American Institute of Architects), Urban Land Institute, and local developers on the meaning of New Urbanism and the realization that the idea of it has to begin to exist on all income levels.

The idea of "mixed-use" needs to be defined more extensively as the language means different things to various groups working with in the realm of housing and development. The term alone

has the ability to leave out issues regarding gentrification. It should be noted that Indianapolis primarily hurdle is the unification of "mixed" incomes.

The identification of areas that are "ready" or "mature" for lack of a better term for reinvestment. A plan and map of these areas needs to be compiled along with local developers. As they along with city planning officials are the eyes and ears of what is needed. I would agree in many ways that some areas are more ready to have serious negotiations on bids for redevelopment than others are.

Table 2: Facilitator Sue Solmos

Participants:

Betty Smith-Beecher

Denise Turner

Sandra Sandifer

Mariam Alam Stacy

Eleanor Granger

Goal #1: additional recommendations

- Education campaign: on housing rules and regulations and codes to raise community awareness of their responsibilities and rights. Education for property investors and landlords.
- Establish a registration requirement for rental property educate tenants

Goal #2: reworking goal and recommendations

- Every township shall have a blend of housing types for all income levels, to support the diverse need for housing in our community and to encourage homeownership inside Marion County...*and provide rental opportunities.*
- A mix of rental and ownership opportunities in every community adds to the stability of a community.
- Provide incentives for mix housing development that set aside a portion (20%) for low moderate income.

Goal #4: discussion, recommendations

- What happened to the City's Inner City Retail Strategy? How will it fit in, its recommendations?

Goal #5: discussion

- City should not determine boundaries disputes City should set standards for funding organization - performance based. Information should be provided to neighborhoods and business for opportunities to promote unity in neighborhoods.
- Agencies should develop an annual calendar and coordinate with each other.

Goal #6: discussion

- Reform zoning ordinances to allow for a creative mix. Reform zoning/ building ordinances to allow or creative and flexible development to support local neighborhood commercial areas (ex. combined parking)

Goal #7: discussion

- Annual conference open to all neighborhoods or prospective neighborhoods tools to promote community.

Goal #8: discussion

- Remove the word all; establish a tree preservation and replacement plan. Provide incentives to replace trees on public and private property.

Table 3: Facilitator Keith Holdsworth

Participants:

Cynthia Cunningham

Curtis Rector

Leslie Turner

Wendy Young

Goal #2 refining goals and recommendations

- Goal Statement: end the statement at " ...our community"
- Balance services to housing density where there is greater housing density there should be more services.
- High density or affordable housing should go in areas with good transportation and mixed-use area, it should be done as an " at least % ". To work out the percents the group needs access to information on the current relative supplies and statistics on affordability.

Goal #4 new recommendations

- Incentives for developers include increasing density, increasing allowed lot coverage, easing commitments, tax incentives, loan guarantees.
- Need to add a mixed-use category in the comp plan.

Goal #5 new recommendations

- Need for a public realm such as sidewalks, places to go things for kids to do.

Goal #6 refinement

- Move tree preservation recommendation to goal # 3.

Table 4: Facilitator Monty Hulse

Participants:

Pat Andrews

Jeanette Roberston

Beverly Mukes-Gaither

Eleanor Granger

David Woodrupp

Norman Pace

Goal #1: new recommendations

- Restrict predatory lending practices inform new potential homeowners about the responsibilities of homeownership. Create a fair and equitable housing agency.

Goal #2: discussion new standards

- Low density single-0-3 units/acre
- High density single 3-5 units/acre
- Low density multifamily 5-25 units/acre
- High density multifamily 25-140 units/acre
- Monitor current level of neighborhood and housing types to ensure ongoing mixes, in each township. Each township needs a balance of commercial and industrial uses to support the tax base all per township. Percentages of a housing units per township 10% multi-family 30% high density single, 60 % low density single.
- Encourage re-use of existing housing stock for historical identity, neighborhood stability, and affordability. Maintenance and homeownership training is needed.

Goal #3: discussion

- Establish standards for the number and/or areas of parkland per population.

Goal #4: discussion, new recommendations

- Disinvestment encourage new businesses to hire within the neighborhoods they are located. Encourage new residents to move in. Incentives to police and professionals to live in neighborhoods. Market rate housing include community involvement in planning combat gentrification.
- Subarea plans shall be developed to prevent disinvestment.
- Flexibility of requirements (i.e. parking) to accommodate reinvestment in older commercial business, existing physical limitations need to be taken into consideration
- Encourage long-term investment by building in a "clause that the developer that return the amount of the abatements if the investor leaves.

Goals #6: discussion

- New developments should be designed to accommodate small-scale commercial uses, such as "mom and pop" stores. (Will the market sustain this?) Look at creative public uses to "anchor" the community (i.e. Glendale library)

Goal #7: discussion

- Existing organizations and programs need to be bolster, rather than creating new ones.

Decisions:

Gina Bush Hayes will create a chart showing the changes and additions to the goals, recommendations, and standards for review at the next meeting.

Assignments:

Committee members will notify Gina Bush Hayes of any additions or changes to the minutes. Committee members are encourage to contact Gina between the meetings with any concerns or misunderstanding in the interpretation of goals, recommendation and standards to expedite the planning process. E-mail address and telephone number ghayes@indygov.org, 327-4122.

MEETING SIX

May 8, 2001

Committee Members present:
Betty-Smith Beecher
Janis Bradley
Kristen Blakley
Cynthia Cunningham
Bryan Kennie

Kay Gordon
Willie Marquez
Norman Pace
Tom Ransburg
Curtis Rector
Jeanette Robertson
Anne Sipe

Sandra Sandifer
R.J. Smith
Mariam Alam Stacy
Ellen Stancil
Mary Walker
Wendy Young

Co-Chairs present:
Monty Hulse

Staff present:
Gina Bush Hayes
Keith Holdsworth
Kevin Gross

Discussion:

The committee viewed the goals, recommendations, and standards as a group. Changes were made and to the recommendation and responsible parties were assigned. Two topics were left for the discussion at the next meeting: Occupancy permits for rental and ownership changes and creating a mechanism to discourage commercial leapfrog development.

Decisions:

Gina Bush Hayes will update the chart showing the changes and additions to the goals, recommendations, and standards for review at the next meeting.

Assignments:

Gina will review the goals and recommendations with Monty and Keith Holdsworth to make sure the committee is on track with the other issue committees. Committee members will notify Gina Bush Hayes of any additions or changes to the minutes. Committee members are encouraged to contact Gina between the meetings with any concerns or misunderstanding in the interpretation of goals, recommendation and standards to expedite the planning process. E-mail address and phone number ghayes@indygov.org, 327-4122.

MEETING SEVEN

June 5, 200

Committee Members present:

Pat Andrews
Betty-Smith Beecher
Kristen Blakley
Janis Bradley
Cynthia Cunningham
Jennifer Fults
Kay Gordon

Eleanor Granger
Willie Marquez
Don Melloy
Marc Moss
Norman Pace
Tom Ransburg
Curtis Rector
Jeanette Robertson
Anne Sipe

Greg Shenwell
R.J. Smith
Mariam Alam Stacy
Ellen Stancil
Mary Walker
Bob Wilch
Rev. David Woodrupp
Wendy Young

Co-Chairs present:

Monty Hulse
Sue Solmos

Staff present:

Gina Bush Hayes
Kevin Gross

Discussion:

Monty opened the meeting with announcements and then introductions. Monty presented the first draft of the final report and turned the discussion over to Gina. Gina went through the general format of the report and how the staff will compile the final report. Ultimately all the issue committee reports will be consolidated by staff and adoption by the MDC. The committee was asked to email Gina any changes to their names or the organization they represent.

The group reviewed the goals and recommendations and made changes. There was a question asking where is the statement that holds the MDC accountable for the recommendations made in the plan. It was agreed that the committee would work on the statement at next meeting, and the Chair's will include the statement in their executive summary/letter. There was discussion about the CBDG boundaries and we found out they are not limited to a geographical area, so we eliminated that recommendation.

There was a question about having a range of housing types; it was agreed that it would be addressed in the issue statement. In the same issue statement a separate issue; will be clarified to explain there is desire for housing for the top 10% of income bracket in some townships. We do not expect that up 10% will be mixed in with the affordable housing.

Decisions:

At the next meeting we will work on the issues, staff and the chairs will provide statements for discussion. The tentative date for the extra meeting will be July 17th; this will be decided at the June 26th meeting.

Assignments:

Gina and the Chairs will rework some of the recommendations and research a mechanism to deter retailers from leapfrog development. Gina will incorporate the goals and recommendation on environmental health into the charts, so the committee can review them at the next meeting. The Committee members will notify Gina of any additions or changes to the minutes. Committee members are encourage to contact Gina between the meetings with any concerns or

misunderstanding in the interpretation of goals, recommendation and standards to expedite the planning process. E-mail address and telephone number ghayes@indygov.org 327-4122.

MEETING EIGHT

June 26, 2001

**Committee Members
present:**

Jennifer Fults
Kay Gordon
Eleanor Granger

Don Melloy
Jeanette Robertson
Anne Sipe
Mariam Alam Stacy

Co-Chairs present:

Monty Hulse

Staff present:

Gina Bush Hayes

Keith Holdsworth
Kevin Gross
Michael Rogers- Intern

Discussion:

Staff presented a revised draft report that included a glossary and a list of resources for the committee to discuss. The committees worked in five groups and reviewed of goals and recommendations. Then the group discussed their changes to the goals and recommendations.

Committee members, Monty, Gina, and committee members acknowledged the respect and appreciation one and other had for each other working on this committee together.

Decisions:

The group decided that the report was close to being finished and that the Chairs and staff could mail the working draft to the committee for comments.

Assignments:

Monty will write an executive summary/ introduction with comments about how this committee would like the Comprehensive plan to be followed.

appendix five

GLOSSARY OF PLANNING RELATED TERMS AND ACRONYMS

Many sources of information have been used to prepare this glossary. Included are the *Indianapolis Star* newspaper, the *Indianapolis Business Journal*, the *Unigov Handbook*, prepared by the League of Women Voters; *The Encyclopedia of Indianapolis*, prepared by The Polis Center at IUPUI; the *Dictionary of Banking Terms*, prepared by Barron's Business Guides, the *Rainbow Book*, prepared by the Information and Referral Network, Inc.; *Principles and Practices of Urban Planning*, prepared by the Institute for Training in Municipal Administration; and many documents prepared by the staff of the Department of Metropolitan Development and other agencies listed below. Also the helpful staff members of the Department of Metropolitan Development have contributed a great deal to the information provided here.

Alliance With Indiana (AWI): A source of small funding grants between \$500-\$2500 for local projects provided by funds from the Hoosier Lottery

Affordable Housing: A housing unit (owned or rented) that costs the occupants less than 30% of the occupants income. Numbers vary based on family size.

Average Daily Traffic Volume (ADT): The average number of vehicles passing a specific point during a 24-hour period. For information regarding traffic volumes in Indianapolis, contact Kevin Mayfield at 327-5135.

Benchmark: A point of reference from which measurements are made.

Best Management Practices (BMP): Those conservation measures and/or land management techniques deemed most effective in preventing pollution by runoff or seepage from a given field or land area into watercourses.

Brownfield: Abandoned, idled, or under utilized industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

Building Codes: Local government regulations that prescribe minimum standards for the construction and maintenance of buildings.

Building Permit: A permit issued by the Division of Permits of the Department of Metropolitan Development. Various types of building permits

authorize structural, electrical, heating and cooling, plumbing, or wrecking work. For more information contact the Division of Permits at 327-8700.

Central Indiana Community Fund (CICF): A product of a unique partnership between The Indianapolis Foundation and Legacy Fund of Hamilton County. They are committed to improving and strengthening the community of the metropolitan region. They issue grants in support of health and human services, arts and culture, education, and civic and community development. For more information contact Tony Macklin at (317) 631-6544

Central Indiana Regional Citizens League (CIRCL): A general citizen-based organization that provides the means for citizens to have input into the decisions affecting quality of life issues in central Indiana. Even though the group has only been in operation for a year, CIRCL already has a membership of 330 groups and individuals. For more information call 921-1282.
Certificate of Appropriateness: A certificate issued by the Indianapolis Historic Preservation Commission authorizing exterior changes to building and grounds in locally designated historic areas. A certificate of appropriateness is needed before a building permit allowing construction or demolition is issued for these areas. The certificate reflects a determination that the changes are in keeping with the historic character of

the area and are appropriate to the building, site, or streetscape. For more information contact IHPC at 327-4406.

Charrette: An intensive design session conducted in a workshop atmosphere. The Division of Planning has participated in a number of charrettes. For more information contact Bob Wilch at 327-5115.

Coalition for Homelessness Intervention and Prevention (CHIP): A coalition of many different organizations and individuals working together to establish homeless prevention programs and help keep families from losing their homes. CHIP's mission is to"mobilize, advocate, and empower community collaboration towards the elimination of homelessness and foster an effective system of homeless prevention and intervention in the greater Indianapolis area." Activities include conducting needs assessments and community education campaigns, advocating for change, being a voice on behalf of homeless persons and housing issues, helping to secure additional resources for housing and homeless programs, recruiting congregations and corporations in the effort to end homelessness, promoting ways to meet the housing needs of the most vulnerable citizens, providing training and technical assistance, collecting and sharing examples of effective programs and recognizing quality programs, and serving as a planning agency for homeless issues. For more information contact CHIP at 630-0853.

Coalition for Human Services Planning (CHSP): A public-private network of local human service funders formed in 1977 to provide a forum for major community institutions concerned with social policy issues and/or financing human services. Through cooperative efforts it is the intent of the CHSP to more effectively impact human needs and maximally utilize resources. Its goal is to promote better human services through improved funding coordination, information sharing and joint planning and development. Coalition membership includes the chief executive (or designated representative) of United Way of Central Indiana, the Indianapolis Foundation, Lilly Endowment, the Health Foundation, Central Indiana Council on Aging, the Moriah Fund, the Mayor's office, the Governor's office, the Greater Indianapolis Progress Committee, and the Community Service Council. The Mayor chairs the Coalition and it is staffed by the Community Service Council.

Current collaborative efforts include the 1.) Outcome-Based Education Initiative, 2.) Social Assets and Vulnerabilities Indicators (SAVI) database, 3.) Community Assets and Needs Report (CANR), 4.) Drug Free Marion County, and the Winter Assistance Fund.

Most recent projects during the past four years include: 1.) provision of an outcomes seminar for all CHSP members and selected other public office holders and staff, 2.) preparation of the Community Facility Infrastructure Plan study, 3.) provision of planning support for the restructuring of Marion County Commission on Youth, 4.) creation, research, selection of implementing organization, funding and monitoring for the Indianapolis Neighborhood Resource Center (INRC), and 5.) preparation of the Indianapolis Homeless Prevention Initiative study, Linkages, resulting in the creation of the Coalition for Homeless Intervention and Prevention (CHIP).

Combined Sewer Overflow (CSO): An overflow of the combined sanitary and storm sewers, usually during periods of heavy rain.

Community Action of Greater Indianapolis (CAGI): An agency that offers such services as seasonal heating assistance, weatherization and housing, Project Head Start, and the Foster Grandparent Program. For more information call 327-7700.

Community Centers of Indianapolis (CCI): An agency that coordinates the efforts of multi-service and community centers in Indianapolis. The centers offer a vast array of human services to bring programs to people of all ages; to link up social, cultural, educational, and recreational needs; and to offer solutions that enrich the community. For more information contact CCI at 638-3360.

Community Development Block Grant (CDBG): As an entitlement city, Indianapolis annually receives HUD-sponsored CDBG moneys. Eligible programs and projects include a wide range of community and economic development activities aimed at revitalizing decayed urban areas and benefiting low- and moderate-income persons. Indianapolis receives approximately \$11 million in CDBG funds each year. The grants management team of the Division of Community Development and Financial Services administers these funds for the City. For more information call 327-5151.

Community Development Corporation (CDC): A nonprofit organization usually established by concerns citizens who reside in a decaying or blighted neighborhood. The purpose of the organization is to engage in development activities; such as home owner repair, home rehabilitation, new home construction, and commercial revitalization projects. For more information regarding Indianapolis CDCs contact INHP at 925-1400.

Community Development Credit Union (CDCU): CDCUs are federally regulated financial cooperatives

owned and operated by lower income persons to serve the credit and financial services needs of their members. The members often have limited access to other financial institutions.

Community Development Financial Institution (CDFI): CDFIs link conventional financial services to persons of lower income to fill credit, investment and savings gaps; act as partners to other private and public financial sources, and advocate more private sector investment in distressed economies.

Community Enhancement Fund (CEF): A fund established by the City of Indianapolis order to aid community based organizations(CBOs) in thier efforts to improve Indianapolis' neighborhoods. For more information contact a Township Administrator at the Department of Metropolitan Development (317) 327-3160.

Community Housing Development Organization (CHDO): Private nonprofit organizations that have among their purposes the provision of decent housing that is affordable to low-income and moderate-income persons. Organizations that receive HOME funds must be CHDOs.

Community Organizations Legal Assistance Project, Inc. (COLAP): An agency that empowers low income people by facilitating the delivery of needed pro-bono legal services and other technical assistance to nonprofit community organizations serving low-income neighborhoods. For more information contact COLAP at 267-8997.

Community Reinvestment Act (CRA): A federal law adopted in 1977 requiring mortgage lenders to demonstrate their commitment to home mortgage financing in economically disadvantaged areas.

Comprehensive Environmental Response Compensation Liability Information System (CERCLIS): A list which includes properties across the nation that may contain environmental contamination. For more information contact the Indiana Department of Environmental Management at 308-3045.

Cluster: A group of buildings and especially houses built close together on a sizable tract in order to preserve open spaces larger than the individual plot of land for common recreation.

Comprehensive Plan Segment (CPS): A segment of the Comprehensive Plan for Marion County. Comprehensive plan segments become a part of City policy when adopted by the Metropolitan Development Commission. Adopted Comprehensive plan segments have CPS numbers assigned to them. Examples of comprehensive plan segments are

neighborhood plans, township plans, corridor plans, park master plans, and the Official Thoroughfare Plan.

Congestion Management System (CMS): A study that identifies locations of traffic congestion and provides methods to monitor it. Methods of mitigating negative impacts are recommended. The CMS replaced the Transportation Management System.

Consolidated Plan (CP): The application for federal funds for the Community Development Block Grant, HOME Investment Partnership, and Emergency Shelter Grant. Also it is the five year strategy for housing and community development, and it is the one year action plan for use of the funds listed above. For more information call 327-5151.

Continuum of Care or Support Continuum: A concept for comprehensively dealing with issues related to the homeless population. HUD has supported the continuum of care concept through the McKinney Act programs. The continuum of care concept is a response to the fact that homelessness involves a variety of unmet physical, economic, social, and medical needs. Fundamental components consist of prevention strategies; an emergency shelter and assessment effort, transitional housing and necessary social services, and permanent housing or permanent supportive housing arrangements.

Critical Area: An area which exhibits and unusual character, important location, or significant infrastructures need that warrants a high degree of scrutiny. Critical area recommendations address significant land use issues that require more detailed information than can be shown on the Comprehensive Plan Map.

Department of Metropolitan Development (DMD): A City department that plans and implements projects and services focused on public safety, jobs and economic development, affordable housing, and the empowerment of neighborhoods through citizen participation. For more information call 327-3698.

Development Monitoring System (DMS): A system of information gathered from the City's permit processes. Information available from the Development Monitoring System includes: 1.) the number of housing permits issued by township or census tract; 2.) the number of commercial permits issued by township; 3.) the number of industrial permits issued by township; 4.) the number of new and demolished housing units listed by single, duplex, multi-family, and condominiums construction type; 5.) the amount of new retail, office, and other commercial space; 6.) the amount of new manufacturing and warehouse space; 7.) the value of new commercial space; 8.) the value of new industrial;

and 9.) the value of the total demolished commercial space. Information is not available for the cities of Beech Grove, Lawrence, Speedway, and Southport. The Division regularly prepares housing starts and losses and other similar reports based on the DMS information. For more information call Robert Uhlenhake at 327-5685.

Development Plan: A planned development unit characterized by creative planning, variety in physical development, imaginative uses of open spaces. Predominantly residential in nature, but may include supportive commercial, or industrial development.

Division of Community Development and Financial Services (CDFS): A division of the Department of Metropolitan Development with responsibility for seeking federal grants and other funds and monitoring their use in community development efforts. Also CDFS is responsible for the City's participation in certain human service programs and for supporting the Department's budgetary and financial needs. For more information call 327-5151.

Division of Neighborhood Services: A division of the Department of Metropolitan Development that includes Township Administrators. For the Township Administrators call 327-5039.

Division of Permits: A division of the Department of Metropolitan Development that is responsible for assuring that construction activity in the city complies with state and municipal building standards. For more information contact the Division of Permits at 327-8700.

Division of Planning (DOP): A division of the Department of Metropolitan Development that analyzes community conditions, makes projections, recommends plans for private and public projects. The division also includes the Current Planning section. For more information call 327-5151. For more information regarding Current Planning call 327-5155.

Economic Development Administration (EDA): The original purpose of this federal agency was to deal with the problems of long-term unemployment and underemployment in rural areas. The role of EDA has subsequently been expanded to include economic development assistance to cities and urban areas as well as rural areas. A local government may apply for aid under the public works, technical assistance, and planning programs, and encourage private business to apply for aid through EDA's business development program.

Emergency Shelter Grant (ESG): A program funded under the Stewart B. McKinney Homeless Assistance Act and administered by HUD. It is designed to help

improve the quality of existing emergency shelters for the homeless, to help make available additional emergency shelters, to help meet the costs of operating emergency shelters, and to provide certain essential social services to homeless individuals, so that these persons have access not only to safe and sanitary shelter, but also the supportive services and other kinds of assistance they need to improve their situations. The program is also intended to restrict the increase of homelessness through the funding of preventive programs and activities. The grants management team of the Division of Community Development and Financial Services administers these funds for the City. For more information call 327-5151.

Enterprise Communities: The Revenue Reconciliation Act of 1993 authorized certain tax incentives to businesses located within designated distressed areas in order to stimulate economic activity and to encourage the hiring of individuals who reside within these areas. There are 95 "lower tier" enterprise communities in the United States which came about as a part of the 1993 legislation which created enterprise zones consisting of up to nine empowerment zones. Nationally, the program for urban areas is administered by the US Department of Housing and Urban Development. Indianapolis was recently awarded enterprise community designation for an area located within several central city neighborhoods including all or portions of Highland-Brookside, Martindale-Brightwood, Citizens, Near North, Mapleton-Fall Creek, United North East, and UNWA. For more information about Indianapolis' Enterprise Community, contact Amy Arnold at 327-7876 or Jennie Fults at 327-5110.

Excluded Cities and Towns: The three cities of Beech Grove, Lawrence, and Southport and the town of Speedway that were not annexed into the Consolidated City of Indianapolis.

Far From Home Foundation: The only Indianapolis agency that supplies transitional housing for homeless military veterans, who make up a large percentage of the city's homeless. The foundation's Indiana chapter opened its first group home in 1996. Far From Home receives funds through various public and private sources. The agency recently negotiated to receive several houses from the city through an agreement in which the group gives up its right to claim military housing vacated when the Naval Air Warfare Center was privatized. For more information contact Far From Home at 767-4056.

Federal Fair Housing Law: In accordance with the Federal Fair Housing Act Amendments of 1988, this law states it is illegal to discriminate in housing on the basis of race, color, religion, sex, handicap, family status, or national origin.

Federal Highway Administration (FHWA): A federal agency with responsibility for highway planning and construction in the United States. The FHWA acts as a non-voting member of the IRTC and provides guidance on the interpretation and implementation of federal transportation planning regulations.

Federal Home Loan Bank (FHLB): A central credit system for savings and loan institutions created in 1932. The system was restructured in 1989 and now district banks are required to establish an affordable housing program to finance below-market mortgages to low income borrowers. For more information contact the FHLB at 465-0200.

Floodway/plain: Level land that may be submerged by floodwaters. A plain built up by stream deposition

Fort Harrison Reuse Authority (FHRA): The entity responsible for redeveloping the approximately 550 acres and 250 buildings of base property that became available at Fort Harrison. The FHRA was created under state authorizing legislation in 1995. It is comprised of a five-member board with one appointee of the Mayor of Indianapolis, one appointee of the Mayor of Lawrence, one appointee of the City-County Council, one appointee of the Lawrence Common Council, and one appointee of the Board of County Commissioners. For more information contact FHRA at 377-3400.

Fort Harrison Transition Task Force (FHTTF): A joint effort of the City of Lawrence, City of Indianapolis, and the State of Indiana with the purpose to develop a plan to guide the transfer of land and resources of Fort Harrison from military uses to civilian ones while meeting the needs of the many interested parties. The operations of the FHTTF were funded by the Department of Defense (Office of Economic Adjustment) with matching contributions by Lawrence, Indianapolis, and the State of Indiana. FHTTF has been succeeded by the Fort Harrison Reuse Authority (see above).

General Obligation Bond (GO Bond): A type of local government bond that can be used for a variety of projects. Proceeds of GO bonds can be issued either directly for economic development purposes or indirectly by providing for infrastructure improvements. The issuance of GO bonds requires approval of taxpayers located within the boundaries of the unit issuing the debt.

Geographic Information System (GIS): A means of producing, analyzing, and storing computerized maps. See Indianapolis Mapping and Geographic Infrastructure System below.

Goal: The end toward which planning and development efforts are directed. Goals are broad based in nature, but they are more refined than values.

Greater Indianapolis Progress Committee (GIPC): Non-partisan organization of business, civic, religious, and educational leaders which advises the mayor on community concerns. For more information call 327-3860.

Habitat for Humanity (HFH): A national organization that has as its mission to work... "in partnership with God and people everywhere, from all walks of life, to develop communities with God's people in need by building and renovating houses, so that there can be decent houses in decent communities in which God's people can live and grow into all that God intended." Since it was established in Indianapolis in 1987, Habitat for Humanity of Greater Indianapolis has built 98 homes. HFH partners with churches, corporations, CDCs, social service agencies, and volunteer groups to accomplish their mission. To qualify for Habitat for Humanity programs, applicants must agree to several provisions and there are income requirements. For more information contact HFH at 636-6777.

Historic Urban Neighborhoods of Indianapolis (HUNI): A coalition of organized neighborhoods including historic preservation as a part of their agenda and whose purpose it is to: 1.) provide a forum for the exchange, gathering and dissemination of information, ideas, and experiences between the various neighborhood associations; 2.) interface with the local and regional governmental units; and 3.) to act as a vehicle for implementing positive changes in the neighborhoods. HUNI member neighborhoods include Arsenal Heights Civic League, Chatham-Arch Neighborhood Association, Cottage Home Neighborhood, Fletcher Place Neighborhood Association, Friends of Historic Fountain Square, Historic Haughville Neighborhood Association, Herron-Morton Place Association, Historic Woodruff Place, Inc., Holy Cross/Westminster Neighborhood Association, Irvington Community Council, Lockerbie Square People's Club, Meridian Park Neighborhood Association, New Northside Neighborhood Association, Old Northside Inc., Ransom Place Neighborhood Association, and St. Joseph Historic Neighborhood Association. For more information contact HUNI at 639-6940.

HOME: A program that was enacted as Title II of the National Affordable Housing Act of 1990. It is administered by the U.S. Department of Housing and Urban Development. The purposes of HOME are to expand the supply of decent, affordable housing for low- and very low-income families; to build local capacity to carry out affordable housing programs; and to provide for coordinated assistance to

participants in the development of affordable low-income housing. The grants management team of the Division of Community Development and Financial Services administers these funds for the City. For more information call 327-5151.

Home Mortgage Disclosure Act (HMDA): A Federal Reserve regulation requiring depository institutions to make annual disclosure of the location of certain residential loans, to determine whether depository institutions are meeting the credit needs of their local community. The Division of Planning receives information from this reporting process and can produce reports based the information. For more information call 327-5151.

Home Owners' Association (HOA): Organization of residents within a community that collect fees, care for common areas, enforce covenants, and disseminate neighborhood information.

Home Ownership Zone: The Homeownership Zone Initiative (HOZ) allows communities to reclaim vacant and blighted properties, increase homeownership, and promote economic revitalization by creating entire neighborhoods of new, single-family homes, called Homeownership Zones. Communities are encouraged to use New Urbanism design principals by providing for a pedestrian-friendly environment, a mix of incomes and compatible uses, defined neighborhood boundaries and access to jobs and mass transit. One home ownership zone exists in the King Park area in Indianapolis, IN.

HOPE 3: A partnership program involving the City of Indianapolis, Indianapolis Neighborhood Housing Partnership (INHP) and thirteen Community Development Corporations (CDCs). The programs purpose is to build central Indianapolis neighborhoods by helping first time homebuyers purchase safe and affordable housing. HOPE 3 properties are located in central Indianapolis, mostly in Center Township, but some are located in Wayne, Washington, Lawrence, and Warren Townships. For more information contact Michelle Winfield at 327-5869.

HOPE VI: A U.S. Department of Housing and Urban Development demonstration program in the Nearwestside neighborhood. The program provides an alternative to traditional public housing complexes by developing scattered site assisted housing units with support services. These houses are first offered for sale to public housing residents. For more information contact the Indianapolis Housing Agency at 327-8100.

Household: A household includes all the persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families

living together, or any other group of related or unrelated persons who share living arrangements.

Housing Opportunities for Persons with AIDS (HOPWA): A program that is funded under the AIDS Housing Opportunity Act and administered by HUD. The program authorizes grants for housing assistance and supportive services for low-income persons with HIV/AIDS and their families. The grants management team of the Division of Community Development and Financial Services administers these funds for the City. For more information call 327-5151.

Housing Units: A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms or a single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from outside the building or through a common hall.

Improvement Location Permit (ILP): A "zoning clearance" permit issued by the Division of Permits of the Indianapolis Department of Metropolitan Development. Generally an ILP is required when a new structure is built, the bulk of an existing structure is increased, or a change in the use of property causes an increase in parking requirements. For more information contact the Division of Permits at 327-8700.

Indiana Association for Community Economic Development (IACED): A statewide nonprofit association for organizations who rebuild distressed communities. Activities include housing rehabilitation and construction; employment generation; real estate, industrial, and small business development; and social services.

Founded in 1986, IACED promotes and supports it's members efforts through training, technical assistance, and public policy advocacy. For more information contact IACED at 464-2044.

Indiana Coalition for Housing and Homeless Issues(ICHHI): ICHHI is a statewide association dedicated to the right of all Indiana citizens to safe, decent, and affordable housing; and necessary supportive services. The Coalition acts as a unifying entity for organizations and individuals dealing with affordable housing and homelessness by advocating change through elected officials and governmental agencies; and assisting local housing and homeless coalitions in development of affordable housing and homeless services. For more information contact ICHHI at 636-8819.

Indiana Coalition for Human Services (ICHS): ICHS is an association of organizations working to develop and promote comprehensive human services for Indiana residents by influencing public policy. Emphasis is given to human services which benefit low income and vulnerable persons. For more information contact ICHS at 921-1291.

Indiana Economic Development Council: Indiana Economic Development Council is a non profit organization created in 1985 by the Indiana General Assembly to function as a think tank and consultant for the State of Indiana on economic development issues. For more information contact IEDC at 631-0871.

Indiana Housing Finance Authority (IHFA): A state agency which assists localities by making lower rate mortgage money available to first time home buyers and also by administering the state (HUD-funded) HOME Program and some CDBG affordable housing activities. For more information call IHFA at 232-7777.

Indianapolis Airport Authority (IAA): A body formed to administer and develop an air transportation system for Marion County and central Indiana. For more information call the IAA at 487-9594.

Indianapolis Coalition of Neighborhood Development (ICND): An association of Indianapolis community development corporations (CDCs) which facilitates the comprehensive redevelopment of Indianapolis center city neighborhoods by promoting communication, collaboration and cooperation among CDCs. ICND, through its 16 members, links CDCs with one another, with their institutional partners, and with the residents of Indianapolis neighborhoods to build economic opportunities and a strong community for all. For more information contact Bill Taft at 634-5079.

Indianapolis Downtown Incorporated (IDI): An agency created with the mission to address, in partnership with the public and private sectors, critical issues that affect the growth, well-being and user-friendliness of downtown Indianapolis. For more information contact IDI at 237-2222.

Indianapolis Regional Economic Development Partnership (IRDP): A non-profit business development organization that assists in retention and expansion of existing companies as well as attraction of businesses to Indianapolis. Services include facility and site-search assistance, demographic and market data, and identification of federal, state, and local economic development financing options, training and assistance programs, and tax or other incentives. For more information call IRDP at 236-6262.

Indianapolis Historic Preservation Commission (IHPC): A nine-member mayor-appointed board. The mission of the IHPC and its professional staff is to work in cooperation with the City of Indianapolis to preserve both the character and fabric of historically significant areas and structures. The IHPC has jurisdiction over nine locally designated historic areas: Lockerbie Square, Fountain Square, The Old Northside, Herron-Morton Place, Chatham-Arch, Lockefield Gardens, Fletcher Place, St. Joseph, and the Wholesale District. For more information contact IHPC at 327-4406.

Indianapolis Housing Agency (IHA): An agency which maintains and operates eight housing complexes for low-income families and five apartment buildings for low-income Marion County residents who are elderly or disabled. For more information call 327-8100.

Indianapolis Housing Task Force (IHTF): A broad based committee that will begin work in 1998 to discuss and make policy recommendations regarding a wide range of topics. A preliminary list of topics includes welfare to work, jobs in housing, transitional housing, HUD changes and how they may affect the city, and income diversification in housing. For more information call 327-5151.

Indianapolis Landlord Association: An organization that provides resources and information to owners of rental properties.

Indianapolis Mapping and Geographic Infrastructure System (IMAGIS): The computerized map of Marion County that, when complete, will include information on soils, topography, zoning, utilities, and tax assessment for all parcels.

Indianapolis Neighborhood Housing Partnership (INHP): An agency that works to expand the supply of quality, affordable housing through leveraging public and private resources. INHP provides home ownership training, housing counseling, low cost loans, and also serves as the coordinating body for the community development corporations in the city. For more information contact INHP at 925-1400.

Indianapolis Neighborhood Resource Center (INRC): Works to strengthen the capacity of neighborhood-based organizations to effect positive change in their communities through training, support, and technical assistance. For more information contact INRC at 920-0330.

Indianapolis Private Industry Council (IPIC): A business-led organization serving as advisor, advocate, and agenda-setter for workforce development in Marion County, with interest in maintaining and increasing the economic vitality of the region. IPIC focuses on the

increasing challenges confronting local employers; reflects the City of Indianapolis' pro-business, anti-red tape philosophy; seeks to creatively and effectively link job seekers with employers; has more than thirty public, private, and philanthropic funding sources for planning, administration, and oversight of specific workforce development programs; and serves as a broker of workforce resources to area service providers. For more information contact the IPIC at 639-4441.

Indianapolis Regional Transportation and Development Study (IRTADS): This report prepared in the late 1960s was a cooperative study in which local, state, and federal agencies pooled their financial resources and planning efforts to produce a coordinated and comprehensive plan. This plan had the purpose of considering all modes of urban transportation and directly relating the planning of transportation facilities to the planning of land use. IRTADS was designed to provide needed facts to guide the officials of the various governmental agencies in the investment of public funds in public work projects and to suggest priorities for needed transportation improvements.

Indianapolis Regional Transportation Council (IRTC): A cooperative group composed of all the planning jurisdictions within the metropolitan planning area which recommends to the MPO:1.) policies for the conduct of the transportation planning program; 2.) transportation projects involving the federal-aid Surface Transportation Program, and 3.) mechanisms for the discussion and resolution of local transportation issues.

Indianapolis Regional Transportation Improvement Program (IRTIP): Presents transportation improvements proposed by government and transportation agencies in the Indianapolis Metropolitan Planning Area for a three year period. The current IRTIP covers 1998 through the year 2000. For more information contact Mike Dearing at 327-5139.

Indianapolis Urbanized Area (IUA): Census tracts in central Indiana that were identified as a part of the 1990 as making up urbanized area of Indianapolis. This area is smaller than the MPA.

IndyGo: Provides mass transit service to the Marion County area over fixed routes and uses scheduled times of arrival and departure. For more information call 635-2100.

Infrastructure: The underlying foundation or basic framework of a city, including streets, parks, bridges, sewers, street lights, and other utilities.

Infill: Building homes, business and public facilities on unused and underutilized lands within existing urban areas.

Keep Indianapolis Beautiful (KIB): A private not-for-profit organization dedicated to enhancing the quality of life in our community through environmental education, beautification, recycling and litter reduction and is an award winning affiliate of Keep America Beautiful, Inc. For more information contact at (317) 264-7555.

Land Bank: A pool of acquired and assembled land in urban areas packaged into sites suitable for redevelopment.

Landmark: An individual, physical element that serves as a reference point in locating a node or district. The Soldiers and Sailors Monument is a good example of a landmark.

Local Initiatives Support Corporation (LISC): The Ford Foundation's subsidiary organization, Local Initiatives Support Corporation, solicits corporate funding to support local non-profit neighborhood redevelopment programs, housing services, economic development, and technical assistance. For more information call LISC at 630-3113.

Low Density Residential: A land use plan category recommending 2 - 5 dwelling units per acre. Development may be single-family and two-family houses.

Low Income Housing Tax Credits: Low Income Housing Tax Credits A federally funded program whereby each state is allocated a prescribed amount of tax credits every year. The states then issue these tax credits to affordable housing developers who in turn sell the tax credits to investors who supply upfront equity for affordable rental projects. The investors receive a return on their investment through a tax credit they can take against their tax liability. They can take this credit for 10 years. The developer must guarantee that the units financed with these credits will remain affordable to households earning 60 percent of median family income or less for 15 years.

Marion County Alliance of Neighborhood Associations (MCANA): A voluntary organization of neighborhood associations in Marion County created to deal with common issues. For more information call Cathy Burton (317) 862-3014.

Marion County Health and Hospital Corporation: Charged with protecting the public health and providing hospital services, the Health and Hospital Corporation operates county wide.

The Division of Public Health records statistical data, and issues birth and death certificates. The Bureau of

Community Health Nursing administers nursing services in schools, homes and neighborhood clinics. The Bureau of Environmental Health inspects housing for code compliance, inspects and licenses food establishments, evaluates occupational health hazards and monitors sanitation facilities. It also deals with communicable disease and has an immunization program. There are six Neighborhood Nursing Offices in addition to the Well Baby and Maternity Clinics, Geriatric and Chronic Disease Clinics and the Bell Flower Clinic for sexually transmitted diseases.

Although the Hospital Division is responsible for Wishard Memorial Hospital, the Indiana University School of Medicine is contracted to manage the hospital. Housed within the hospital is the Midtown Community Mental Health Center, which also has clinics placed throughout the city.

Marion County Wellfield Education Corporation: An organization whose purpose is to prevent contamination to the valuable groundwater resources of Marion County through public awareness and education.

Mayor's Action Center (MAC): An agency that assists citizens of Indianapolis and Marion County in contacting and soliciting services from the city. The MAC takes complaints and requests for service, gives information, and provides regulations regarding abandoned buildings and vehicles, air pollution, dead animal pick-up, fallen trees and limbs, sewer and drainage problems, street and sidewalk maintenance, trash burning and dumping violations, and weed control. For more information call Joanna Batchelor at 327-4622.

Metropolitan Area: The concept of a metropolitan area (MA) is one of a large population nucleus, together with adjacent communities that have a high degree of economic and social integration with that nucleus. Some MA's are defined around two or more nuclei. The MA classification is a statistical standard, developed for use by Federal agencies in the production, analysis, and publication of data on MA's. The MA's are designated and defined by the Federal Office of Management and Budget, following a set of official published standards.

Metropolitan Association of Greater Indianapolis Communities (MAGIC): A regional organization involving individuals within central Indiana to address issues affecting the business climate. For more information contact Lee Lewellen at 464-2243.

Metropolitan Indianapolis Board of Realtors (MIBOR): A voluntary trade association for Indianapolis area real estate professionals. For more information contact MIBOR at 956-1912.

Metropolitan Development Commission (MDC): The policy-making body of the Department of Metropolitan Development. It has nine appointed members who serve a one-year term. For more information call 327-3698.

Metropolitan Emergency Communications Agency (MECA): The agency that handles all emergency communications for Marion County. For more information contact MECA at 327-5501.

Metropolitan Planning Area (MPA): The portion of central Indiana that is expected to be urbanized in the next twenty years. It is the area studied by the MPO and includes all of Marion County and portions of the surrounding counties including the cities of Beech Grove, Indianapolis, Lawrence, Southport, and the town of Speedway. The boundary also includes portions of Hamilton, Boone, Hendricks, Johnson, and Hancock counties, including the municipalities of Fishers, Westfield, Whiteland, New Whiteland, and the cities of Carmel, Zionsville, Brownsburg, Plainfield, and Greenwood. This area is larger than the IUA.

Metropolitan Statistical Area (MSA): A definition of central Indiana used to report Census information. Counties included in the MSA are Boone, Hamilton, Hancock, Hendricks, Johnson, Madison, Marion, Morgan, and Shelby. The MSA was formerly called the Standard Metropolitan Statistical Area or SMSA. Madison County has been added to the MSA since the 1990 Census was prepared. The MSA had a 1980 population of 1,166,575 and a 1990 population of 1,249,822. See map on page 2.

Mobile Dwelling: A land use plan category recommending a density of approximately 6 dwelling units per acre. Development may be in the form of a mobile home park.

Multiple Family Development: Housing units in a structure containing 3 or more housing units.
Naval Air Warfare Center (NAWC): A defense plant on the east side of Indianapolis that opened in 1942. At its wartime peak, this facility employed nearly 7,000.

Neo-Traditional Development: An approach to land use planning and urban design that promotes the building of neighborhoods with a mix of uses and housing types, architectural variety, a central public gathering place, interconnecting streets and alleys, and edge defined by greenbelts or boulevards. The basic is integration of the activities of potential residents with work, shopping recreation, and transit all within walking distance. (CGPG) Also known as Traditional Neighborhood Development and New Urbanism.

Not in My Back Yard (NIMBY): Land uses that most people don't want near their homes, such as power plants and junk yards.

Objective: A quantifiable refinement of a goal or means of achieving a goal. Objectives often relate to more than one goal.

Ozone Awareness Program: A public information program of the MPO staff with the purpose of helping to educate the public about the ozone program and enlisting their aid in dealing with the issue. The campaign includes a wide range of educational components such as brochures, radio and television spots, a toll-free information line (1-888-DJA-KNOW), various public relations activities, a KNOZONE web page (www.knozone.com), and reduced transit fares on weekday NOZONE Action Days. The goal is to have cleaner air in Indianapolis and avoid the further federal regulations that may be imposed if air quality is not improved.

Polis Center, The: A research center of Indiana University-Purdue University, Indianapolis. Polis deals with issues in religion, education, race relations, social values, social services, information technologies, economic development, and other areas.

Program: A proposal with an end product that is not physical in nature but is a plan for dealing with an issue. Programs are direct outgrowths of objectives.

Project: A proposal with an end product that is physical in nature. As with programs, projects are direct outgrowths of objectives.

Quality of Life: The attributes or amenities that combine to make an area a good place to live. Examples include the availability of political, educational, and social support systems; good relations among constituent groups; a healthy physical environment; and economic opportunities for both individuals and businesses.

Redevelopment Area: Areas that are designated for redevelopment by the MDC and administered by DMD. Establishing a redevelopment area allows government to accomplish a wide variety of public goals. A variety of tools can be used in the districts to acquire and assemble land (including eminent domain), prepare it for disposition, write-down acquisition costs, make needed area improvements, and assist developers and property owners in improving their property.

Regional Center (RC): A 5.8 square mile area bounded by I-65 and a line extending west from I-65 on the north, I-65 and I-70 on the east, I-70 on the south, and the

previously proposed alignment of Harding Street improvements on the west. Plans were prepared for this area in 1970, 1980, and 1990.

Rehab Resource: An agency dedicated to providing building materials for the repair and rehabilitation of existing housing and the construction of new, affordable housing for low- to moderate-income residents. Donations of high-quality building materials are sought from private businesses, including manufacturers, suppliers and contractors. The materials are then redistributed to CDCs and other non-profit organizations who work on behalf of low- to moderate-income families. Individuals may get building materials from Rehab Resources with a referral from any member agency. There is a nominal handling fee to cover the cost of the warehouse operations. For more information contact Rehab Resource at 637-3701.

Section 8 Certificate: Rental assistance for very low income (50% or less of median family income) or elderly households. Provided by HUD through local housing authorities. Recipients may choose a rental unit that suits their household needs and only pay 30% of their household income. HUD makes up the difference between the 30% and fair market rent.

Single Room Occupancy (SRO): A method of providing housing for homeless people that some cities have used. Often an old hotel building is modified to provide one person per room, permanent housing.

Small Business Administration: The U.S. Small Business Administration was established in 1953 as an independent agency of the Federal Government in order to help people get in business, stay in business and grow.

Social Assets and Vulnerability Indicators (SAVI): The Community Service Council and The Polis Center have developed a database of information from sources such as the U.S. Census, the Indianapolis Police Department, the Marion County Sheriff's Department, the Family and Social Services Administration, and the Marion County Health Department. Information in this database can be displayed on a Marion County map. This database includes information about the people that live in Marion and their social condition. For more information contact the Community Service Council at 923-1466 or Polis at 274-2455.

Special Use: A land use plan category recommending a wide variety of special uses including churches, schools, government property, power substations, switching stations, non-profit agencies, nursing homes, hospitals, union halls, and cemeteries.

Stewart B. McKinney Homeless Assistance Act or McKinney Act:

Congress enacted this legislation in 1987 to establish distinct assistance programs for the growing numbers of homeless persons. Recognizing the variety of causes of homelessness, the original McKinney Act authorized twenty programs offering a multitude of services, including emergency food and shelter, transitional and permanent housing, education, job training, mental health care, primary health care services, substance abuse treatment, and veterans' assistance services. The six programs administered by HUD are: Emergency Shelter Grants Program (ESG), Supportive Housing Demonstration Program (SHDP), Section 8 Moderate Rehabilitation for Single-Room Occupancy Dwellings (SROs), Supplemental Assistance to Facilities to Assist the Homeless, Single Family Property Disposition Initiative (SFPDI), and Shelter Plus Care.

Supplemental Review: A process in zoning when a proposed development may be reviewed by various city agencies and neighborhood organizations to receive recommendations for consideration as a part of the rezoning process.

Support Continuum: See Continuum of Care above.

Tax Abatement: A reduction in taxes granted to a property owner in a locally designated Economic Revitalization Area who makes improvements to real property or installs new manufacturing equipment. Used manufacturing equipment can also qualify as long as such equipment is new to the State of Indiana. Equipment not used in direct production, such as office equipment, does not qualify for abatement. Land does not qualify for abatement process.

Temporary Assistance For Needy Families (TANF): The Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (PRWORA) created the Temporary Assistance for Needy Families (TANF) block grant, replacing the Aid to Families with Dependent Children (AFDC) program and giving states flexibility to create new cash assistance programs for families with children. While the federal legislation establishes a variety of minimum requirements in some areas, there is considerable flexibility for states to exceed these minimum requirements and a number of areas are open to state discretion.

Township Administrators: The Department of Metropolitan Development has assigned a Township Administrator to each of the nine townships within Marion County. The Township Administrators provide assistance in establishing new neighborhood organizations, bring community groups together which may benefit from combining forces in addressing common issues, attend community meetings to hear

citizen and business concerns first hand and address them with the appropriate government officials, and educate the public on zoning ordinance interpretation and land use issues and how they can participate in the zoning process. Also Township Administrators assist merchants in business expansion or relocation focusing on the economic needs of the community; assist in locating vacant properties and buildings; provide businesses with applicable zoning ordinances, re-zoning, and variance information; provide information about permitting issues; and assist in the formation of new merchants organizations. For more information call 327-5039.

Uniform Building Code (UBC): National building construction standards first developed in 1927 for the purpose of protecting the health and safety of the building occupants. The UBC was designed to create greater safety to the public by providing uniformity in building laws. Topics covered in the code include fire safety, appropriate use of building materials, size of public spaces, and special hazards. The UBC is the basis for the State's review of certain types of new construction. For more information contact Fire and Building Services at 232-6422.

UNIGOV: Title 36, Article 3 of the State of Indiana Code detailing the combined governments of the City of Indianapolis and Marion County, Indiana. Effective January 1, 1970, UNIGOV legislation permitted the City of Indianapolis to provide most municipal services county wide.

The City Council and the County Council were joined to become the City-County Council. The structure of the UNIGOV legislation was divided into three branches similar to the federal government: the executive branch consisted of the Mayor and other administrators; the legislative branch consisted of the City-County Council; and the judicial branch consisted of the court system.

Urban Enterprise Association (UEA): A statutory enterprise zone established by the Indiana Legislature in 1990, that is governed by a twelve-member board comprised of the public and private sector. Economic development and employment are the primary goals set forth in its strategic plan. The UEA has assisted in the training and employment of many residents. The UEA has created new jobs by attracting businesses to the zone and helping existing businesses increase employment of zone residents. Both state and local governments have empowered the UEA with tax incentives that facilitate the attraction of new business. For more information call 541-2740.

Value: An ideal, custom, institution, etc. that the people of a society try to achieve.

Very Low Density Residential: A land use plan category recommending 0 - 2 dwelling units per acre. Development may be single-family houses with two-family houses permitted on corner lots.

Vision Statement: A vivid, imaginative conception of the future.

Weed and Seed: A program initiated by the U.S. Department of Justice in 1992 with the purpose of "weeding out" violent crime, drug dealers, gang activity, and restoring neighborhoods through social and economic revitalization. Neighborhoods presently involved in the Indianapolis program are UNWA, Near North/Mapleton-Fall Creek, Highland-Brookside, and the Nearwestside. For more information call 327-5039.

Wellfield: A tract of land that contains one or more wells used for the production of drinking water for the public water supply. For information regarding the protection of Indianapolis wellfields contact 327-5151.

